

CARLISLE PLANNING BOARD
MINUTES
APRIL 13, 1992

Present:

Phyllis W. Hughes, Chairman
Vivian F. Chaput
George B. Foote
Kenneth H. Ernstoff
Paula M. Trebino
Elaine H. Olden,
Planner Assistant

Meeting called to order at 8:10 p.m.

Public Hearings continued

In the absence of enough voting members to continue with public hearings after election and with the agreement of the applicant, Chairman Hughes continued until May 11, 1992, at 9:00 p.m. the following public hearings concerning applications submitted by Fifield Workum, Jr., for premises at 528 Maple Street:

Special permit for a conservation cluster of three lots, pursuant to Section 5.5 of the Carlisle Zoning Bylaws; and

Special permit for a common driveway to serve three lots, pursuant to Section 5.4.4 of the Carlisle Zoning Bylaws.

Review of conditions concerning Tall Pines

During discussion with the applicant for the Tall Pines subdivision, with help of records provided by former member Stephen Tobin, the applicant and the Board reached agreement on the details of the outstanding conditions of the definitive plan approval as follows: a document for the fire protection easement; changes noted in pen on a copy of the Declaration of Easement marked #102; copy of the Trail Easement and Conservation Restriction marked #103; copy of the Easement and Pedestrian Easement marked #104; copy of the Conservation Restriction and Building Restriction marked #105; and/or the following items noted on Mr. Tobin's notes from Planning Board Meeting July 9, 1990:

Conservation Restriction and Building Restriction document:

(1) Need separate building restriction and conservation restriction documents.

(2) Tighten up exemption for various Town requirements to be for trails only (Section B).

(3) Building restriction to include all buildings, not just homes. Will exclude all above ground structures (allowing only septic systems and wells).

CARLISLE PLANNING BOARD MINUTES
APRIL 13, 1992
PAGE 2

Bike/footpath Easement not written yet. Agreed to use Pedestrian Easement as model, with first paragraph changed to "pass and repass, except motorized vehicles, in common with the Grantor. . ." Added to existing Pedestrian Easement.

The members and the applicant also agreed that the approved plan must be redlined to reflect all the changes agreed upon during the public hearing.

ANR Plan - Lowell Road

On motion by Mr. Foote seconded by Mr. Ernstoff, the members voted unanimously to endorse a plan entitled "Plan of Land in Carlisle, Mass. (Middlesex County) Prepared for: Smith," dated April 2, 1992, by Stamski and McNary, Inc., Acton, Mass., "Approval Under the Subdivision Control Law Not Required."

Minutes

On motion by Ms. Chaput seconded by Mr. Ernstoff, the members voted unanimously to approve the minutes of the February 24, 1992, meeting with insignificant corrections.

Bills

The members authorized payment of bills as presented.

Scenic Roads Public Hearing

Ms. Chaput agreed to attend the April 14th public hearing by the Historical Commission on a Town Meeting warrant article to designate 14 additional roads as "scenic" under Article XII of the General Bylaws.

Bond for Ice Pond Road construction

On motion by Mr. Foote seconded by Ms. Chaput, Mr. Foote, Ms. Chaput, Ms. Hughes, and Ms. Trebino voted to instruct the Planner Assistant to seek Town Counsel's advice on a bond being proposed by the purchaser of the Ice Pond Road subdivision to guarantee the completion of the road. Mr. Ernstoff abstained.

Cranberry Hill Lane Inspection

After reviewing correspondence concerning final inspection and release of guarantee for Cranberry Hill Lane, the members agreed to arrange a meeting on site with the applicant to review the final inspection report. Ms. Chaput agreed to write to the applicant to arrange a time for the meeting. The members also instructed Mrs. Olden to ask the consulting engineer to circle the missing monumentation on the plan.

Request for extension of time for "Preliminary Plan A" dated Sept. 16, 1991, by Stamski and McNary, Inc.

The members accepted a request from William Costello for approval

CARLISLE PLANNING BOARD MINUTES
APRIL 13, 1992
PAGE 3

of a plan entitled "Preliminary Plan A" dated Sept. 16, 1991, by Stamski and McNary, Inc., for extension of time for Board action on the plan until May 20, 1992.

Post Office Box Rental and Date Stamp Purchase

The members considered a proposal to streamline receipt of correspondence by renting a post office box and purchasing a date stamp and decided to rent the box and not to purchase a date stamp.

Recognition of Ms. Trebino's service

The members expressed appreciation to Ms. Trebino for her year of service as a member of the Board.

Meeting adjourned at 11:55 p.m.

Respectfully submitted,

Elaine H. Olden
Planner Assistant